023.0	0001	0036.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,700 /	981,700
					USE VALUE:	981,700 /	981,700
					ASSESSED:	981,700 /	981,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41	-43	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BETTENCOURT PAULA M/ TRUSTEE	
Owner 2:	CLOTILDE MARIA MOTA REVOCABLE	
Owner 3:	TRUST	
Street 1:	43 AMSDEN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MOTA CLOTILDE MARIA -
Owner 2:	-
Street 1:	43 AMSDEN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,416 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2708 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5416.000	511,200	4,500	466,000	981,700
Total Card	0.124	511,200	4,500	466,000	981,700
Total Parcel	0.124	511,200	4,500	466,000	981,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.59 | /Parcel: 362.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14923

GIS Ref

GIS Ref

Insp Date 07/29/17

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PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0036.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	511,300	4500	5,416.	466,000	981,800	981,800	Year End Roll	12/18/2019
2019	104	FV	380,800	4500	5,416.	495,100	880,400	880,400	Year End Roll	1/3/2019
2018	104	FV	380,800	4500	5,416.	361,100	746,400	746,400	Year End Roll	12/20/2017
2017	104	FV	356,800	4000	5,416.	314,500	675,300	675,300	Year End Roll	1/3/2017
2016	104	FV	356,800	4000	5,416.	267,900	628,700	628,700	Year End	1/4/2016
2015	104	FV	317,300	4000	5,416.	262,100	583,400	583,400	Year End Roll	12/11/2014
2014	104	FV	317,300	4000	5,416.	215,500	536,800	536,800	Year End Roll	12/16/2013
2013	104	FV	330,400	4000	5,416.	205,000	539,400	539,400		12/13/2012

PRINT

Date	Time
12/10/20	17:25:41

LAST REV

Date	Time
10/10/19	12:31:28
mmcmakin	
1878	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOTA CLOTILDE M	73228-63	1	9/4/2019	Convenience	10	No	No		
	12679-551		8/5/1974		50,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2017	1073	New Wind	1,200	C				
6/15/2010	674	Re-Roof	9,000					
11/25/1997	719	Manual	26,000					REPAIR FOUNDATION
4/9/1992	122	Manual	12,500					SIDING-REPAIR PORC

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
9/30/1999	Meas/Inspect	264	PATRIOT
8/11/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5416		Sq. Ft.	Site		0	80.	1.08	1									465,984						466,000	

Total AC/HA: 0.12433 | Total SF/SM: 5416 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 465,984 | Spl Credit | Total: 466,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08460259
Const Adj.:	0.98980200
Adj $ / SQ:	182.502
Other Features:	102450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628044
Depreciation:	116816
Depreciated Total:	511227

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

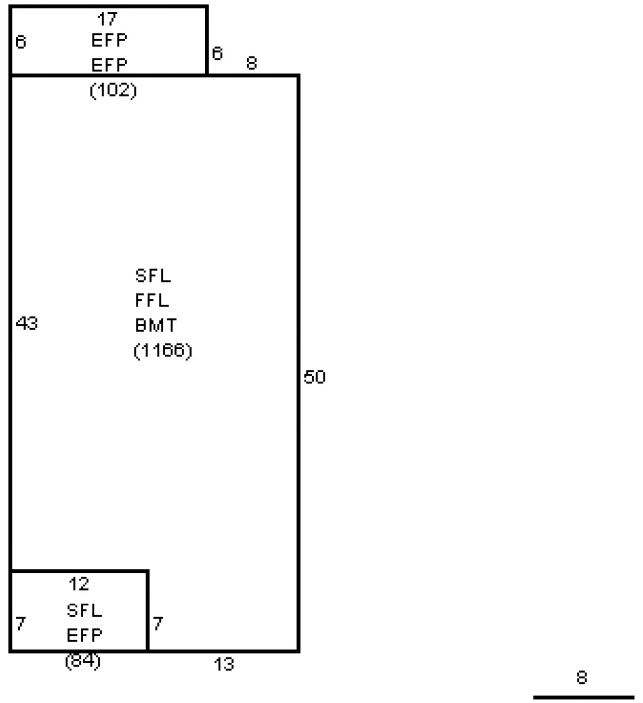
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.50
Special Features:	0	Val/Su Net:	132.09
Final Total:	511200	Val/Su SzAd	211.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	182.500	228,128
BMT	Basement	1,166	63.650	74,213
FFL	First Floor	1,166	182.500	212,797
EFP	Enclos Porch	288	36.300	10,456

Net Sketched Area:	3,870	Total:	525,594
Size Ad	2416	Gross Are	3870	FinArea	2708
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0036.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	AV	1928	20.44	T	40	104			4,000			4,000
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	104			500			500

More:	N	Total Yard Items:	4,500	Total Special Featues:		Total:	4,500

IMAGE

AssessPro Patriot Properties, Inc